THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 7053 PAGE 273

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS.
THOMAS C. HEWITT, JR. 2210 STRATFORD AVENUE NASHVILLE, TENNESSEE 37216	NATIONWIDE LENDING GROUP, INC. 1125 TROUP STREET AUGUSTA, GEORGIA 30904	MAP 072-08 PARCEL 136

Dec 1 10 33 AM '86

6781

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) , cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, KENNETH R. SMITH ET UX, ROSEMARY BROERSMA SMITH, hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents does hereby transfer and convey unto the said THOMAS C. HEWITT, JR. , hereinafter referred to as " GRANTEE(S) ", his heirs and assigns, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 2210 Stratford Avenue, Nashville, Tennessee 37216 .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) his heirs and assigns forever, and we covenant with the said Grantee(s), his heirs and assigns, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the "Property" to Grantee(s), his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 27th day of Nov. , 1986.

X Kenneth R. Smith
KENNETH R. SMITH

X Rosemary Broersma Smith
ROSEMARY BROERSMA SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 46,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas C. Hewitt Jr.
AFFIANT

Subscribed and sworn to befor me this the 26th day of November, 1986.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named KENNETH R. SMITH ET UX, ROSEMARY BROERSMA SMITH , the Bargainors with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 26th day of November, 1986.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A " BOOK 7053 PAGE 275

Land in Davidson County, Tennessee, being Lot no. 74 on the Plan of Dalewood, Section I, of record in Book 1424, page 108, Register's Office for said County.

Said Lot No. 74 fronts 82 feet on the westerly margin of Stratford Avenue and extends back 148.3 feet on the northerly line and 145.5 feet on the southerly line to a dead line in the rear, measuring 82 feet thereon.

Being the same property conveyed to Kenneth R. Smith and Rosemary Broersma, as joint tenants with full rights of survivorship, by deed from Bruce L. Adams et ux, Evelyn M. Adams of record in Book 5751, page 157, said Register's Office.

The said Rosemary Broersma and Rosemary Broersma Smith are one and the same person.

" EXHBIT B "

This conveyance is subject to the Plan of record in Book 1424, page 108, said Register's Office and taxes for the year 1986, which have been prorated beteen Grantors and Grantee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7053 PAGE 277

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

460[illegible].0- CASH
120.[illegible]0 CHECK
.50 PRFEE
12.00 WDEED
CHECK [illegible]
12/01/86 BAL [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67818

IDENTIFICATION REFERENCE

DEC 1 10 33 AM '86

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

No. 16993